

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
828-5875

Project Name: Himmarshee Court

Case #: 44-R-02

Date: 4-23-02

Comments:

- 1) Unenclosed interior stair presupposes a fire sprinkler plan required at permit. The applicant could avoid sprinkler by enclosing that stair as per NFPA 101-2000, 7.1.3.
- 2) Flow test required.
- 3) If the interior is stair not changed, then show the fire main on the civil plans. In either case show the hydrant location.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: 717 Second Street, In./Himmarshee
Court

Case #: 44-R-02

Date: April 23, 2002

Comments:

No apparent interference will result from this plan at this time.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: 717 Second St, Inc./
Himmarshee Court

Case #: 44-R-02

Date: 4/23/02

Comments:

1. Show required curbing at radius of parking.
2. Min. landscape area buffer where a vehicular use area adjoins an abutting property (in this case the canal) is 2.5.
3. Provide tree and palm sizes.
4. Provide a definitive street tree scheme for the 2nd St. and 8th Ave. frontages. One half of the trees to be shade trees.
5. Show and provide the sizes of all the existing trees and palms on site. Indicate any to be removed. Any trees which would be good candidates for relocation should be relocated. All Tree Preservation Ordinance requirements apply.
6. Indicate requirements for irrigation.
7. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Planning

Member: Mike Ciesielski
828-5256

Project Name: 717 Second Street, Inc./
Himmarshee Court

Case #: 44-R-02

Date: 4/23/02

Comments:

Request: Change of use: Multi-Family Residential to Medical and Professional Office (9,640 sq. ft. commercial building)

1. The proposed development is located in the RAC-EMU zoning district. As such, it must meet the requirements in Sec. 47-13. Additionally, the proposal must meet the adequacy requirements found in Sec. 47-25.2 and the neighborhood compatibility requirements found in Sec. 47-25.3., as well as any other applicable sections of the ULDR. Please provide a narrative of how this development meets both the adequacy requirements and the neighborhood compatibility requirements.
2. Since this is a new development within the Regional Activity Center, it is subject to the 30 day City Commission call-up provisions as specified in Ordinance # 99-75.
3. Confirm with Chief Zoning Plans Examiner that this is **not** a waterway use as per Sec. 47-23.8.B. and, thus, is **not** subject to the provisions for waterway development as described in this Section.
4. Discuss the survey and the specific boundaries along the northern portion of the site, specifically where is the property line in reference to the drainage canal. Provide ownership information for this drainage canal. Provide a complete survey for Lots 5 and 6, Block 4.
5. Provide a narrative which describes the proposed operation. This narrative should include plans for the servicing of this building, security features, trash management plans, external signage and lighting systems, proposed hours of operation and number of employees.
6. Provide a photometric plan for the entire site which indicates the light levels at all adjacent property lines and across all rights-of way and waterways.
7. On the Site Plan, indicate the footprints of all structures adjacent to the subject site on the site plan. Show the distance (setback) these structures are from the subject site's property lines.

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

Indicate both the center lines and north side of the drainage canal. Show the bridge railing and the walkway along SE 8th Avenue as it currently exists.

8. Discuss site circulation and dumpster location/accessibility with City Engineer.
9. Review parking calculations. Discuss how parking exempt spaces should be calculated on a pro rata basis, i.e. exempt spaces should be calculated using a % of the medical office space and a % of the professional office area.
10. Discuss "Off-Street Parking Agreement" as noted on Site Plan Information Table.
11. Discuss intent for the maintenance or restoration of the seawall.
12. Discuss the "phasing" of this development.
13. For future reference, note that the existing building is legal nonconforming (the building violates current setback regulations along both SE 8th Ave, and SE 2nd Street). As such, it is subject to Sec. 47-3.2.B. which states that a nonconforming structure may not be enlarged or altered in a way which increases its nonconformity.
14. This site received local historical designation in 1999. On April 8, 2002, the Historical Preservation Board ("HPB") unanimously approved a partial demolition (i.e. demolition of the existing north and west exterior walls) and granted a certificate of appropriateness for alteration (construction of this medical/professional office). The HPB conditioned its approval and requested that the applicant make 2 changes to the plan as it was presented to them. These changes were:
 - A. Change the windows on the front (south) façade from 9-over-1 to a more historical configuration, i.e. 6-over-1, and
 - B. In an effort to preserve the historic stepped design element and retain the rhythm of the historic openings, the applicant was requested, at the southwest entryway, to move the new niche up so that the top of the niche would be at the top of the old door.
15. Applicant is advised that any modifications made to the exterior of the structure must be approved by the HPB.
16. Applicant is strongly encouraged to contact the neighborhood association (Beverly Heights Civic Association) and apprise them of the progress of this development and any changes it wishes to make from an approved site plan.
17. An additional DRC Review may be required if these comments are not responded to within 90 days.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

18. Additional comments may be forthcoming at DRC meeting.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Police

Member: Detective Nate Jackson
Office-954-828-6422
Pager -954-877-7875

Project Name: 717 Second Street, Inc./
Himmarshee Court

Case #: 44-R-02

Date: April 23, 2002

Comments:

What type of perimeter control will be utilized?

Recommend CCTV in the lobby area to monitor pedestrian traffic at stairs, restrooms & corridor.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Zoning

Member: Terry Burgess
828-5913

Project Name: 717 Second Street, Inc./Himmarshee
Court

Case #: 44-R-02

Date: 4/23/02

Comments:

1. A certificate of appropriateness shall be obtain for demolition and new construction prior to final DRC review.
2. Dead end parking is prohibited in accordance with section 47-20.5.C.4.
3. Dimension parking spaces in accordance with the geometric standards of section 47-20.11. Columns shall not encroach into the required clear area of the parking spaces.
4. Show offstreet parking on site plan and provide a copy of the offstreet parking agreement to comply with section 47-20.4.B.2 (b & d).
5. Clearly demonstrate screen roof mounted mechanical equipment for compliance with section 47-19.2.Z.
6. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review.
7. Additional comments may be forth coming at DRC meeting.